

PLANNING COMMISSION REPORT



MEETING DATE: August 27, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Benchmark Design

REQUEST

Request to approve a conditional use permit for Furniture Manufacturing or Refinishing in 4 suites of an existing building located at 7848 E Redfield Road with Industrial Park District (I-1) zoning.

10-UP-2003

Key Items for Consideration:

- Internal expansion of an existing use.
- No changes to the existing site including circulation, parking, or building expansions.
- No change in traffic volume entering and exiting the site.

OWNER

Bh Enterprises of Arizona
480-596-1100

APPLICANT CONTACT

Stephen Klassen
Benchmark Design
480-650-9921

LOCATION

7848 E Redfield Rd

BACKGROUND

Zoning.

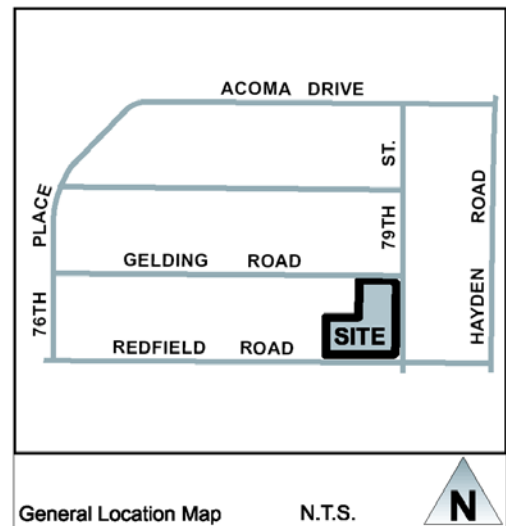
The site is zoned Industrial Park District (I-1) which allows for furniture manufacturing or refinishing with a conditional use permit.

General Plan.

The General Plan Land Use Element designates the property as an employment core that includes a range of uses from light manufacturing to light industrial and office uses.

Context.

The existing building is located west of Hayden Road, specifically at the northwest corner of Redfield Road and 79th Street. The site is completely surrounded by Industrial Park District (I-1) zoned properties that consist of existing buildings.



**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The requested use permit is for furniture manufacturing and refinishing for an existing kitchen cabinetry facility in the airpark, Benchmark Design and Kitchen Craft. The existing facility consists of four suites, approximately 8,600 sq. ft., within a larger building that contains a variety of other furniture wholesalers, repair shops, and offices. Currently the applicant uses the suites for retail display, company offices, storage, and a shop to assemble cabinets and do minor repairs. Recently, the business has been seeing the need for more custom made products that requires more equipment in the shop area to manufacture and finish the products. Therefore, the applicant would like to add a paint booth and other equipment in the existing shop area to meet the new needs of the business.

Development Information.

- *Existing Use:* office/warehouse
- *Buildings/Description:* one existing building
- *Parcel Size:* 2.63 acres
- *Floor Area:* approx. 8,600 sq. ft. for the 4 suites

IMPACT ANALYSIS

Traffic.

This is a proposal to add a paint booth and related equipment to an existing shop area used to manufacture and refinish products. The paint booth and new equipment will not serve retail customers, therefore there will be no appreciable change in traffic volume entering and exiting the site.

Parking.

The use permit request does not increase the required amount of parking for the existing site.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The paint booth, constructed completely within the existing building, will be installed according to federally standards and EPA requirements. Typical paint booths utilize a compressor for painting, which will be located within the paint booth or within the existing building. It is not anticipated that the installation will not cause any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *There will be no impact on the surrounding area resulting from an unusual volume or character of traffic.*
3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *There are no other factors associated with this project that will be detrimental to the public.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *Being in the airpark, the proposed use is compatible with the type of uses permitted in the surrounding areas.*

Community Involvement.

The applicant has sent letters to all property owners within 750 feet of the site. The applicant and Staff have not received any calls from the public regarding this project at the time of drafting this report.

Community Impact.

The site is located in an area of the airpark that was developed with similar and compatible uses. There are no schools or churches within ½ mile of the building. Adequate parking and circulation are provided on the site. The existing facility consists of four suites within the larger building. The new paint booth and new equipment will be placed in the two middle suites, entirely within the building, that is the existing shop area. Therefore, the suites located on each side of the shop area act as a buffer for any noise that could be generated. The existing building meets the fire code and building code requirements for the installation of the paint booth. The use permit for furniture manufacturing or refinishing, as part of an existing kitchen cabinet shop is not anticipated to create any negative impacts on the surrounding area.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Citizen Involvement
7. Site Plan

Project Narrative – 170-PA-2003

Re: Benchmark Design – use permit application for 7848 E. Redfield Rd. Suite 13-15

Benchmark Design and Kitchen Craft AZ have been using the space in this area as a small shop and warehouse since 1998. The zoning for our building is currently I-1 or pre-approved for light manufacturing. Our shop was originally set up to assemble finished materials along with minor touch up and repair of cabinetry that was shipped to us from out of state. Currently however, we are seeing the need in our business for more custom products including furniture like islands and custom hoods. These custom products can be finished on the job site, however the quality of finish in a dust free environment would be far superior. Also, by using a proper paint booth we are able to filter out approximately 99% of the pollution that would otherwise enter the atmosphere. It is for this reason that we request the consideration of our use permit application. We are looking to expand our shop to include a federally and EPA approved paint booth. Our space is perfectly suited for this type of shop, the back of the building is perfect for the trailer deliveries of products and equipment. The structure of the building, landscaping and lighting will not be changed. We have taken care and precaution to leave one bay at either end of our shop as warehouse and storage space in order to serve as a buffer for any noise that may be generated. We will be looking to hire immediately one additional employee and hopefully one more early next year. Our building currently has 2 furniture wholesalers both of which have small shops in the rear of their space used for repair and touch up. Within two blocks of our shop we have a number of small furniture/cabinetry manufacturers along with at least one larger scale manufacturer.

Thank you in advance for your consideration of our request.

10-UP-2003

5/19/2003



Benchmark Design

10-UP-2003

ATTACHMENT #2

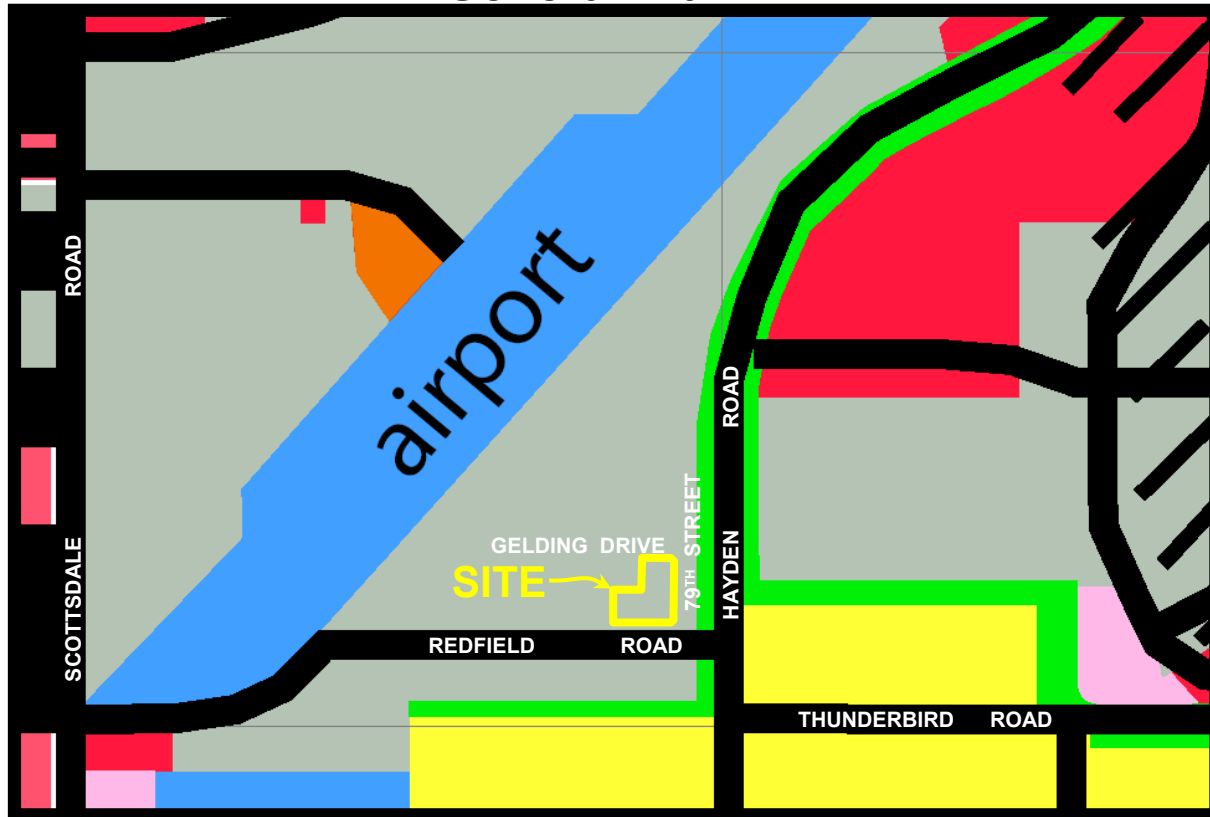


Benchmark Design

10-UP-2003

ATTACHMENT #2A

General Plan

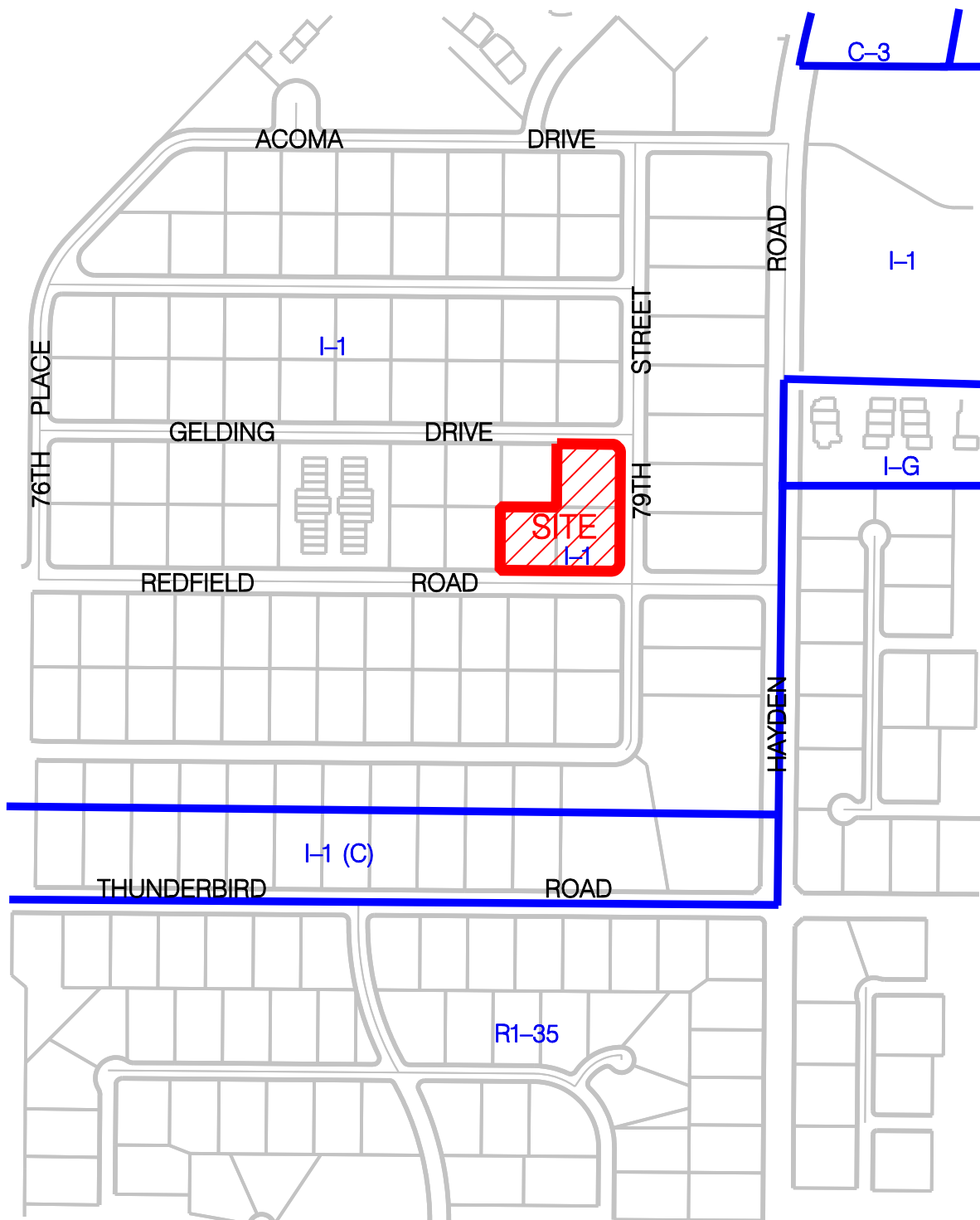


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



10-UP-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



10-UP-2003
ATTACHMENT #4

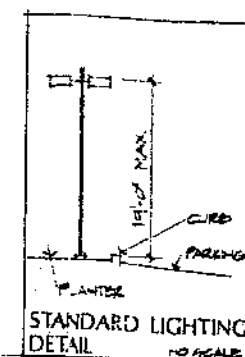
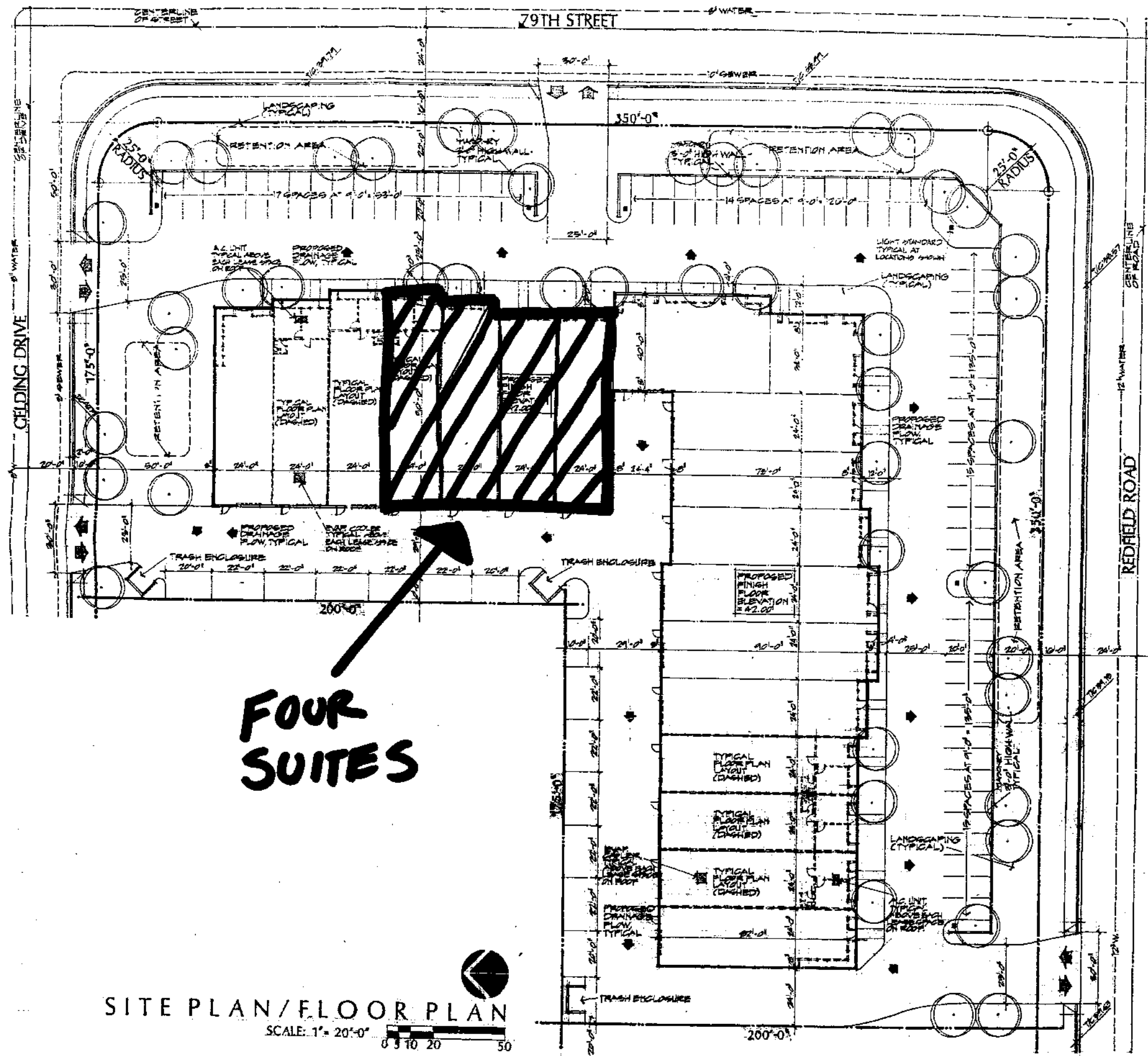
STIPULATIONS FOR CASE 10-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform to the development program submitted by Benchmark Design and dated 5/19/2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MANUFACTURING OPERATIONS. Furniture manufacturing and painting/finishing operations shall take place within the interior of the tenant spaces (suites 12, 13, 14, and 15) only and shall not be visible or audible outside the tenant space.
3. VENTILATION AND DUST CONTROL. Prior to the commencement of manufacturing operations, the business owner shall install a ventilation and dust control system, to the satisfaction of City Building Plan Review staff. This system shall prevent any odors and dust resulting from the manufacturing and finishing operations from being released to the exterior of the building or to other tenant spaces within the same building. No odors or dust shall be ventilated through any open doors.
4. PAINT SPRAY BOOTH. All sprayed-on finishing shall be applied in a spray booth located within the building. The spray booth details shall be reviewed and approved by the City's Building Plan Review staff prior to installation.
5. The proposed business operations/activity shall not utilize the adjacent aircraft taxiway.

DRAINAGE AND FLOOD CONTROL

1. Before final approval and permits are issued, the applicant must apply and receive either a general or individual NPDES storm water permit from the Arizona Department of Environmental Quality. The applicant shall also submit storm water pollution prevention plans, to the satisfaction of the City's Engineering staff, for construction and operations to assure that any potential contaminant is not discharged into the City's Municipal Separate Storm Sewer.
2. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.



NOTES

LEGAL DESCRIPTION

LOT 2, 3, 20 AND 197 OF THUNDERBOLT INDUSTRIAL AIR PARK NO. 2 RECORDED IN BOOK 188 OF MARSH PAGE 44 MAR. 2004 COUNTY RECORDS LOCATED IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SAN RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF SCOTTSDALE AND COMPRISING AN AREA OF 2.0344 ACRES MORE OR LESS.

STATEMENT OF USE

THE PROJECT IS TO BE DEVELOPED AS AN OFFICE/INDUSTRIAL COMPLEX WITH OFFICES AND WAREHOUSING LEASE SPACE AVAILABLE TO TENANTS.

BUILDING ADDRESS

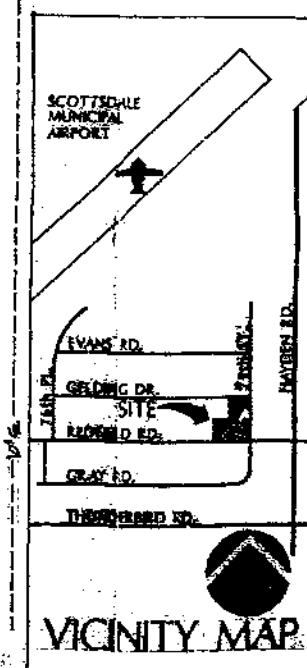
ADDRESS TO BE DETERMINED WITH CITY OF SCOTTSDALE ENGINEERING DEPT. AT A LATER DATE.

SIGNAGE

PROJECT SIGNAGE SHALL CONFORM TO ALL APPLICABLE CITY OF SCOTTSDALE CODES AND ORDINANCES.

BUILDING AREA

OFFICE USE =	6600GSF
WAREHOUSE USE =	20602GSF
TOTAL (NET) =	27202GSF
TOTAL (GROSS) =	36800GSF
PARKING	
REQUIRED	
OFFICE @ 1/100GSF =	66
WAREHOUSE @ 1/100GSF =	206
TOTAL REQUIRED =	272
TOTAL PROVIDED =	276



CITY OF SCOTTSDALE DEVELOPMENT REVIEW APPROVAL SITE PLAN

THIS PLAN WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD AT THE MEETING HELD ON 4-7-83.

DATE: 4-7-83 INITIALS: [Signature]



52-DR-83
MARCH 27, 1983

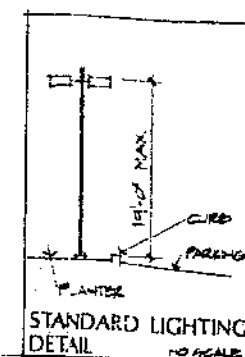
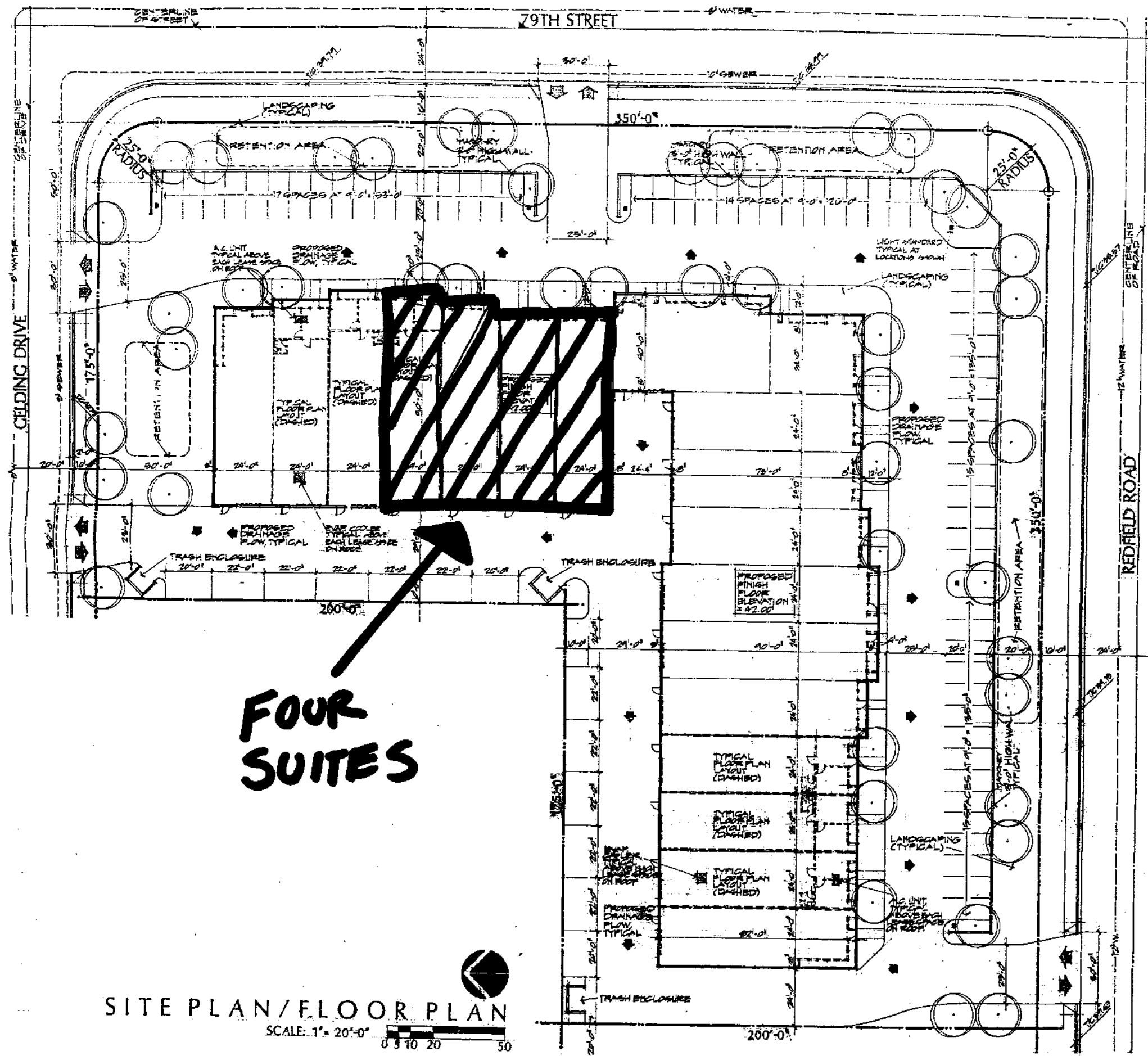
OFFICE/INDUSTRIAL BUILDING FOR MR. JAY BERK
ALLEN & PHILIP ARCHITECTS, INC.
2702 NORTH 44TH STREET, SUITE E-101, PHOENIX, ARIZONA 85008

3-21-83

10-UP-2003
Benchmark Design

Attachment #6. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.



NOTES

LEGAL DESCRIPTION

LOT 2, 3, 20 AND 197 OF THUNDERBOLT INDUSTRIAL AIR PARK NO. 2 RECORDED IN BOOK 188 OF MAPS PAGE 44, MARICOPA COUNTY RECORDS, LOCATED IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SAN RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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ADDRESS TO BE DETERMINED WITH CITY OF SCOTTSDALE ENGINEERING DEPT. AT A LATER DATE.

SIGNAGE

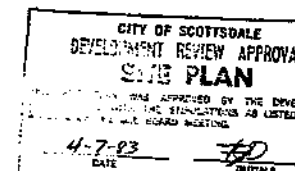
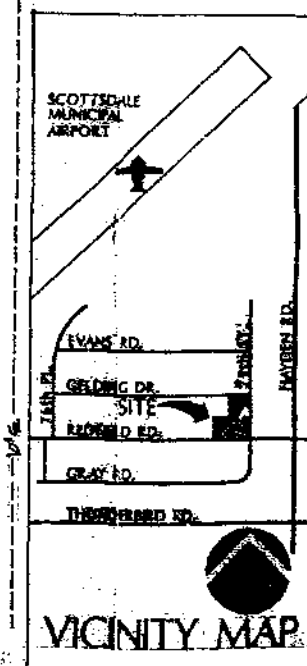
PROJECT SIGNAGE SHALL CONFORM TO ALL APPLICABLE CITY OF SCOTTSDALE CODES AND ORDINANCES.

BUILDING AREA

OFFICE USE =	6600 SF
WAREHOUSE USE =	20600 SF
TOTAL (NET) =	27200 SF
TOTAL (GROSS) =	36800 SF

PARKING

REQUIRED	
OFFICE @ 1/100 SF =	66
WAREHOUSE @ 1/400 SF =	52
TOTAL REQUIRED =	118
TOTAL PROVIDED =	76



52-DR-83
MARCH 27, 1983

OFFICE/INDUSTRIAL BUILDING FOR MR. JAY BERK
ALLEN & PHILIP ARCHITECTS, INC.
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